058.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	562,300 / 562,300
					USE VALUE:	562,300 / 562,300
					ASSESSED:	562,300 / 562,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUNSET HOLDINGS COMPANY LLC
Owner 2:	MANAGER: JAMES R READY
Owner 3:	
Street 1:	6 GARDEN ST
Street 2:	
Twn/City:	BEVERLY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01915 Type:

PREVIOUS OWNER

Owner 1:	READY JAMES -
Owner 2:	-
Street 1:	6 GARDEN ST
Twn/City:	BEVERLY
St/Prov:	MA Cntry:
Postal:	01915

NARRATIVE DESCRIPTION

This parcel contains 3,382 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3382.000	197,300		365,000	562,300
Total Card	0.078	197,300		365,000	562,300
Total Parcel	0.078	197,300		365,000	562,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.48 | /Parcel: 532.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38257
GIS Ref:
GIS Ref:
Insp Date: 09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,300	0	3,382.	365,000	562,300	562,300	Year End Roll	12/18/2019
2019	101	FV	178,100	0	3,382.	359,800	537,900	537,900	Year End Roll	1/3/2019
2018	101	FV	175,400	0	3,382.	276,400	451,800	451,800	Year End Roll	12/20/2017
2017	101	FV	175,400	0	3,382.	260,700	436,100	436,100	Year End Roll	1/3/2017
2016	101	FV	175,400	0	3,382.	239,900	415,300	415,300	Year End	1/4/2016
2015	101	FV	171,000	0	3,382.	224,200	395,200	395,200	Year End Roll	12/11/2014
2014	101	FV	171,000	0	3,382.	206,500	377,500	377,500	Year End Roll	12/16/2013
2013	101	FV	171,000	0	3,382.	206,500	377,500	377,500		12/13/2012

!4950!

PRINT

Date	Time
12/10/20	19:54:38

LAST REV

Date	Time
10/03/18	11:32:38

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4950

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
READY JAMES,	64324-6		10/3/2014	Convenience	1	No	No		
SUNSET HOLDING	64286-91		9/26/2014	Convenience	1	No	No		
READY RYAN JAME	52439-30		3/20/2009	Family	1	No	No		
VAUGHAN KEVIN	38688-342		4/4/2003		330,000	No	No		
MCKINNON DOROTH	28228-362		2/26/1998		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	38257
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2008	1465	Manual	18,500					demo sun porch/bui

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Meas/Inspect	HS	Hanne S
3/4/2009	Measured	189	PATRIOT
8/26/2003	MLS	MM	Mary M
4/19/2000	Inspected	243	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3382		Sq. Ft.	Site		0	70.	1.54	6									365,022						365,000	

Total AC/HA: 0.07764 | Total SF/SM: 3382 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 365,022 | Spl Credit | Total: 365,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268096
Depreciation:	70777
Depreciated Total:	197319

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

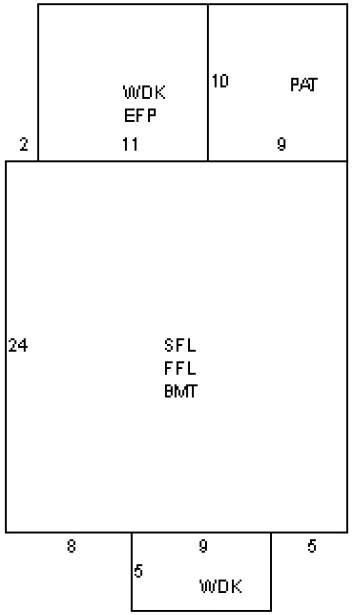
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.73
Special Features:	0	Val/Su Net:	101.75
Final Total:	197300	Val/Su SzAd	186.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	528	50.620	26,727
FFL	First Floor	528	168.730	89,091
SFL	Second Floor	528	168.730	89,091
WDK	Deck	155	12.450	1,930
EFP	Enclos Porch	110	51.970	5,717
PAT	Patio	90	6.000	540

Net Sketched Area:	1,939			Total:	213,096
Size Ad	1056	Gross Are	1939	FinArea	1056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc